BLOCK 158 LOT 21
IN OR 1660/543
CITY OF FDNA BEACH

TOTH ZOLTAN
825 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0158-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

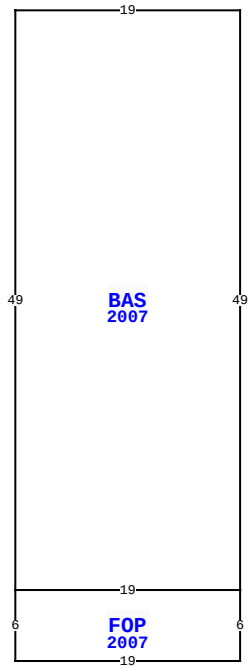
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	2007	931	98,423
FOP	114	30	2007	34	3,594
TOTALS	1,045			965	102,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	114.9120	114.91	110,888	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2013 Heated Area: 931 HX Base Yr 2013



825 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,017
TOTAL MARKET OB/XF VALUE		3,567
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		173,084
SOH/AGL Deduction		111,818
ASSESSED VALUE		61,266
TOTAL EXEMPTION VALUE	HX HB	36,266
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		173,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121939	POD 9/20/12 -10/1	0	09/20/2012
20070810	H/AC	1,800	05/09/2007
20070778	NEW CONSTR	3,900	05/04/2007
20070665	NEW CONSTR	5,215	04/20/2007
20070580	CO ISSUED	90,000	04/11/2007
20070580	NEW CONSTR	90,000	04/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1660/0543	1/28/2010	WD	U	I	12	70,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: TOTH ZOLTAN						
1649/0343	11/12/2009	WD	U	I	12	77,085
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 S49 FOP=[YR=2007] S6E19 N6W19$E19N49$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0476	VF 6 SBPL	0	100	0	0	71.00	LF	32.00	32.00	100	2010	2010	3	76	1,727	
2	1242	WD DECK A	0	100	20	23	460.00	SF	10.00	10.00	100	2010	2010	3	40	1,840	

LAND DESCRIPTION

TOTAL OB/XF 3,567

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS